

**DEWITT TOWNSHIP AGRICULTURAL CLASS ECF ANALYSIS 2022 FOR 2023****Agricultural Neighborhood, 1000 - Agricultural**

			Adj Sale	Land	Ag	Bldg	Manual		# of	
Parcel No.	Sale Date	Price	Value	Bldgs	Residual	Cost	ECF	Acres		
010-003-300-005-02	4/27/2020	315,000	85,188		229,812	297,379	0.773	7.89		
010-003-300-020-00	5/15/2020	260,000	69,372		190,628	176,076	1.083	5.56		
010-003-300-035-00	5/22/2020	234,500	84,675	879	148,946	132,909	1.121	10.09		
010-009-300-007-00	9/23/2021	335,000	91,002	19,452	224,546	271,958	0.826	7.78		
010-009-400-020-00	10/22/2021	200,000	81,289	6,546	112,165	102,344	1.096	10.00		
010-011-200-025-00	9/23/2021	315,000	108,468	19,544	186,988	154,934	1.207	6.67	multi	
010-015-200-010-04	2/9/2021	270,500	71,101	6,787	192,612	185,372	1.039	4.13	parcel	
010-015-300-005-02	4/2/2021	342,500	123,791	7,113	211,596	250,485	0.845	27.27		
010-016-300-020-00	4/2/2020	315,000	62,420	5,533	247,047	253,277	0.975	5.03		
010-017-200-015-04	12/11/2020	443,000	82,422	28,478	332,100	331,184	1.003	10.12		
010-018-200-010-07	6/18/2020	450,000	88,956	802	360,242	282,916	1.273	7.94		
010-020-200-040-00	7/22/2020	125,000	52,909		72,091	74,873	0.963	4.00		
010-033-400-065-00	12/30/2020	175,000	67,975	5,002	102,023	133,688	0.763	5.00		
010-035-400-010-01	5/15/2020	208,000	42,807		165,193	140,531	1.175	4.80		
010-036-300-050-00	2/16/2022	305,000	93,494	5,189	206,317	168307	1.226	10.24	multi	
050-003-100-076-05	10/21/2020	560,000	135,785		424,215	511,076	0.830	5.00	parcel	
050-014-200-021-00	2/24/2021	232,500	49,807	11,455	171,238	173,685	0.986	4.13		
050-030-300-020-00	5/27/2020	200,000	62,376	6,130	131,494	140,791	0.934	4.56		
070-012-200-027-50	8/13/2021	305,900	52,939		252,961	203,087	1.246	5.91		
070-015-300-009-00	11/8/2021	267,000	66,406	21,429	179,165	154,407	1.160	8.47		
070-016-100-010-03	7/1/2020	256,000	70,734	8,388	176,878	174,808	1.012	10.00		
070-021-100-105-00	10/2/2020	145,000	50,195		94,805	110,185	0.860	6.00		
070-028-300-006-01	7/17/2020	501,500	126,255		375,245	411,089	0.913	6.43		
070-031-400-015-00	7/23/2020	225,000	73,324		151,676	134,106	1.131	10.00		
070-033-100-004-00	5/8/2020	415,000	168,215		246,785	236,177	1.045	15.73		
070-034-200-016-00	11/24/2020	369,000	160,765		208,235	163,367	1.275	13.03		
110-009-300-013-60	11/5/2021	755,000	213,531	27,775	513,694	509,299	1.009	28.12		
110-013-100-021-00	1/8/2021	201,000	60,525		140,475	138,493	1.014	5.00		
110-013-100-030-00	6/19/2020	280,000	91,832	5,137	183,031	221,126	0.828	10.00		
110-014-300-005-04	7/22/2020	355,000	105,520	10,525	238,955	257,137	0.929	9.71		
			Adj Sale	Land	Ag	Bldg	Manual		# of	
Parcel No.	Sale Date	Price	Value	Bldgs	Residual	Cost	ECF	Acres		
110-020-300-011-00	6/2/2020	164,500	52,413		112,087	91,803	1.221	4.21		
110-022-400-135-50	10/13/2020	185,000	53,136	10,829	121,035	108,356	1.117	5.00		
110-026-100-001-50	7/22/2020	306,000	64,841	27,168	213,991	188,431	1.136	5.00		
110-029-200-030-00	6/25/2021	230,000	49,641	16,626	163,733	148,000	1.106	5.00		
110-033-100-015-00	12/10/2021	440,000	161,921	15,445	262,634	267,388	0.982	20.00		
110-034-100-013-00	9/22/2020	400,000	95,026		304,974	251,543	1.212	10.00		
110-035-100-010-05	8/7/2020	220,500	57,645		162,855	150,459	1.082	5.00		
130-009-200-017-03	8/14/2020	250,000	39,977		210,023	254,135	0.826	4.12		
130-013-400-040-00	9/2/2020	271,500	54,770	13,871	202,859	178,474	1.137	7.58		
130-014-300-018-00	8/13/2020	235,000	46,024		188,976	212,249	0.890	6.96		
130-016-100-012-00	8/27/2020	429,000	80,196	12,999	335,805	450,893	0.745	14.17		
130-020-400-020-00	9/10/2020	280,000	85,346		194,654	152,747	1.274	20.00		
130-024-400-025-60	8/27/2020	429,000	80,196	12,999	335,805	450,893	0.745	14.17		

130-027-300-026-00	11/12/2021	353,500	49,932			303,568	348,545	0.871	5.24
130-028-300-045-00	1/28/2022	240,000	41,481	5,414		193,105	159,071	1.214	4.00
130-029-300-014-00	4/19/2021	445,000	42,000	60,777		342,223	324,408	1.055	7.00
130-036-400-005-02	11/16/2020	335,000	75,815	12,890		246,295	198,074	1.243	16.12
130-036-400-005-50	9/3/2021	393,000	89,609	9,743		293,648	255,281	1.150	19.30
130-036-400-035-51	11/12/2021	432,600	54,457			378,143	422,507	0.895	9.53
140-018-300-025-00	9/14/2020	247,521	66,848	14,058		166,615	127,898	1.303	13.00
140-025-200-075-60	6/29/2021	512,500	120,827	26,088		365,585	319,206	1.145	21.59
140-031-300-076-60	3/26/2021	220,000	91,860	6,627		121,513	121,864	0.997	21.20
140-032-100-020-50	8/21/2020	300,000	151,100			148,900	146,812	1.014	38.27
150-003-400-020-00	4/30/2021	400,000	77,178	21634		301,188	288,849	1.043	12.39
150-004-400-005-01	5/22/2020	200,000	52,261	6,989		140,750	153,822	0.915	5.00
150-006-200-015-30	11/3/2020	365,000	50,520	14,060		300,420	293,821	1.022	6.17
150-009-100-031-50	2/19/2021	275,000	119,889	3,424		151,687	179,314	0.846	26.00
150-013-300-015-02	3/12/2021	575,000	63,063	8,438		503,499	394,846	1.275	7.37
150-014-300-022-00	4/12/2021	420,000	77,521	8,540		333,939	426,873	0.782	10.80
150-016-200-008-00	8/2/2021	425,000	67,924			357,076	393,361	0.908	4.96
150-017-300-051-60	11/6/2020	211,000	48,532	7,673		154,795	186,940	0.828	5.00
150-018-400-035-00	4/28/2021	315,240	49,450	6,820		258,970	216,843	1.194	5.00
150-019-200-003-01	4/9/2020	340,000	51,109	16,169		272,722	243,724	1.119	4.34
		<b>Adj Sale</b>	<b>Land</b>	<b>Ag</b>	<b>Bldg</b>	<b>Manual</b>		<b># of</b>	
	<b>Parcel No.</b>	<b>Sale Date</b>	<b>Price</b>	<b>Value</b>	<b>Bldgs</b>	<b>Residual</b>	<b>Cost</b>	<b>ECF</b>	<b>Acres</b>
	150-025-400-020-02	3/5/2021	665,000	96,675	28,853	539,472	413,551	1.304	10.28
	150-026-400-035-00	9/15/2021	298,500	52,065	2,601	243,834	213,873	1.140	5.00
	150-028-100-017-00	10/28/2020	367,450	61,333	9,568	296,549	291,775	1.016	5.63
	150-030-100-010-60	3/29/2021	308,100	132,744		175,356	195,252	0.898	14.96
	150-030-200-005-10	11/16/2020	125,000	52,537		72,463	90,883	0.797	6.92
	150-032-100-021-02	5/15/2020	432,000	104,548	5,792	321,660	299,736	1.073	12.77
	150-032-300-028-00	11/15/2021	417,000	81,799	9,163	326,038	316,556	1.030	10.01
						16,590,602	16,424,122	<b>1.010</b>	
							Average	1.030	
						<b>2022</b>	<b>ECF</b>	<b>0.96</b>	
	<b>Analysis:</b>								
	<i>Based on an analysis of the sales in the township and neighboring areas, it has been determined that the ECF value for the Agricultural class in Dewitt Township needs to be Increased to 1.010 for the 2023 year.</i>								
	<b>Outliers</b>								
			<b>Adj Sale</b>	<b>Land</b>	<b>Ag</b>	<b>Bldg</b>	<b>Manual</b>		<b># of</b>
	<b>Parcel No.</b>	<b>Sale Date</b>	<b>Price</b>	<b>Value</b>	<b>Bldgs</b>	<b>Residual</b>	<b>Cost</b>	<b>ECF</b>	<b>Acres</b>
	010-001-100-035-00	12/30/2021	45,000	70,442	(506)	(24,936)	109,051	-0.229	6.393
	010-002-400-050-05	6/28/2021	-	111,290	(7,815)	(103,475)	313,060	-0.331	21.29
	010-005-100-040-00	7/23/2021	188,000	45,277	13,925	128,798	177,196	0.727	2.77 small
	010-009-300-006-50	11/19/2021	266,000	55,089	6,346	204,565	154,888	1.321	3.17 small
	010-010-300-015-03	6/25/2021	457,000	45,137		411,863	392,198	1.050	2.51 small
	010-013-100-010-03	11/24/2021	210,000	56,094	3,473	150,433	110,635	1.360	5.12
	010-014-300-020-52	11/2/2020	290,000	55,364	8,164	226,472	204,997	1.105	2.97 small
	010-016-200-030-00	5/25/2021	295,000	81,351		213,649	139,405	1.533	7.03

	010-016-400-020-01	2/4/2022	495,000	98,610	21,536	374,854	259,720	1.443	12.41	
	010-016-400-090-01	2/28/2022	200,000	51,311	4,989	143,700	139,286	1.032	2.73	small
	010-017-100-085-00	5/14/2020	96,000	33,000		63,000	50,331	1.252	2.51	small
	010-017-300-080-01	9/28/2021	250,000	63,781	12,088	174,131	122,594	1.420	4.59	
	010-019-300-020-00	4/28/2021	80,000	79,831	13	156	102,276	0.002	8.379	
	010-021-200-045-00	12/23/2020	190,000	62,686	7,718	119,596	68,146	1.755	5.00	
	010-021-200-050-00	7/28/2020	291,000	86,029	5,107	199,864	103,991	1.922	10.00	
	010-024-400-010-51	9/30/2021	350,000	49,010	30,911	270,079	161,536	1.672	3.06	small
	010-033-400-070-00	9/11/2020	175,000	67,591		107,409	61,572	1.744	5.00	
	050-003-100-025-00	12/21/2020	650,000	125,129	86,888	437,983	292,014	1.500	15.15	
			<b>Adj Sale</b>	<b>Land</b>	<b>Ag</b>	<b>Bldg</b>	<b>Manual</b>		<b># of</b>	
	<b>Parcel No.</b>	<b>Sale Date</b>	<b>Price</b>	<b>Value</b>	<b>Bldgs</b>	<b>Residual</b>	<b>Cost</b>	<b>ECF</b>	<b>Acres</b>	
	050-003-400-045-50	12/10/2020	375,000	130,430	17,944	226,626	557,099	0.407	7.86	
	050-005-100-105-00	3/24/2021	285,000	57,664	27,254	200,082	123,212	1.624	3.56	small
	050-009-100-160-00	9/2/2021	259,000	46,724	17,538	194,738	91,397	2.131	4.14	
	050-015-100-030-00	4/9/2021	509,900	70,300	53,554	386,046	214,456	1.800	9.00	
	050-017-400-080-00	7/15/2020	310,000	55,772	10,275	243,953	175,226	1.392	3.13	small
	070-006-400-015-00	12/30/2020	260,000	44,165		215,835	168,523	1.281	4.00	Small
	070-008-200-006-00	12/17/2021	312,000	54,373	25,571	232,056	111,586	2.080	6.78	
	070-010-300-045-01	10/29/2021	299,000	76,966	9,365	212,669	145,081	1.466	12.30	
	070-012-100-008-00	10/15/2021	409,000	88,086	8,539	312,375	195,789	1.595	12.66	
	070-012-400-031-00	4/14/2021	322,500	43,745		278,755	188,564	1.478	3.40	Small
	070-013-200-019-00	9/30/2020	350,000	48,411	1,622	299,967	228,910	1.310	3.36	Small
	070-013-400-015-01	10/7/2020	320,000	51,833	7,222	260,945	216,983	1.203	3.00	Small
	070-019-300-004-01	7/12/2021	380,000	69,429		310,571	188,038	1.652	9.00	
	070-028-400-020-00	12/15/2021	242,000	46,613	17,466	177,921	125,562	1.417	3.00	Small
	070-030-100-010-00	11/19/2021	275,000	227,756		47,244	145,711	0.324	25.00	
	070-030-100-035-01	9/2/2021	400,000	146,191	19,257	234,552	150,022	1.563	11.00	
	070-034-100-005-00	4/23/2021	305,000	61,591	6,711	236,698	120,553	1.963	8.18	
	110-002-200-007-00	1/14/2022	200,000	66,049	15,897	118,054	53,238	2.217	7.57	
	110-004-300-055-00	7/12/2021	549,000	37,646	44,455	466,899	295,465	1.580	3.00	Small
	110-009-300-004-00	9/11/2020	355,000	52,371	10,049	292,580	205,700	1.422	3.52	Small
	110-013-400-055-00	2/13/2021	184,000	57,130		126,870	91,672	1.384	10.00	
	110-018-300-015-02	8/10/2021	525,000	60,280	15,264	449,456	301,546	1.491	6.88	
	110-018-400-015-00	7/23/2021	370,000	100,575	15,642	253,783	132,444	1.916	13.00	
	110-020-100-005-50	10/16/2020	395,000	91,384	9,932	293,684	211,958	1.386	10.75	
	110-021-300-009-60	11/4/2020	439,000	124,211	18,610	296,179	213,689	1.386	17.45	
	110-021-300-009-60	11/4/2020	439,000	124,211	18,610	296,179	213,689	1.386	17.45	
	110-022-200-050-00	2/10/2022	130,000	44,458		85,542	155,647	0.550	3.00	Small
	110-027-400-014-00	1/19/2021	336,900	56,093	15,892	264,915	188,698	1.404	4.82	
	110-033-400-005-00	10/15/2021	346,000	68,827		277,173	203,716	1.361	7.00	
	130-008-300-015-50	12/1/2021	175,000	41,927		133,073	72,001	1.848	5.25	
	130-008-400-005-05	2/16/2021	242,000	54,687	24,403	162,910	107,963	1.509	10.07	
	130-008-400-015-50	4/29/2021	240,000	30,242		209,758	168,166	1.247	2.95	small
	130-010-400-010-50	5/26/2021	185,000	33,030	3,608	148,362	162,255	0.914	2.89	small
			<b>Adj Sale</b>	<b>Land</b>	<b>Ag</b>	<b>Bldg</b>	<b>Manual</b>		<b># of</b>	
	<b>Parcel No.</b>	<b>Sale Date</b>	<b>Price</b>	<b>Value</b>	<b>Bldgs</b>	<b>Residual</b>	<b>Cost</b>	<b>ECF</b>	<b>Acres</b>	
	130-030-100-005-50	1/10/2022	335,000	53,898	22963	258,139	191,664	1.347	10.43	
	140-004-100-020-00	7/24/2020	155,000	32,358		122,642	109,329	1.122	3.00	small
	140-004-400-003-00	12/7/2021	325,000	63,281		261,719	174,305	1.502	10.15	
	140-004-400-007-00	6/29/2020	150,000	101,812		48,188	188,613	0.255	20.00	

140-005-100-025-00	8/17/2020	329,900	67,657	12,061	250,182	167,773	1.491	10.50	
140-005-400-005-03	9/3/2021	245,000	35,450		209,550	128,091	1.636	3.87	small
140-007-200-015-00	7/16/2021	290,000	56,259		233,741	104,350	2.240	10.00	
140-009-300-010-00	8/13/2021	395,500	56,882	19,796	318,822	185,181	1.722	10.10	
140-011-400-005-00	9/30/2021	590,000	89,550	34,392	466,058	244,328	1.908	20.35	
140-012-400-005-00	8/3/2020	289,700	42,296		247,404	185,258	1.335	3.79	small
140-013-200-005-00	9/30/2020	310,000	47,690		262,310	184,965	1.418	2.90	small
140-013-300-050-50	7/23/2021	465,800	50,945	29,052	385,803	197,773	1.951	8.75	
140-020-300-020-00	9/21/2021	365,000	68,489	28,048	268,463	144,749	1.855	10.15	
140-021-400-060-00	2/16/2021	378,900	80,392		298,508	196,869	1.516	13.78	
140-022-100-020-02	7/21/2020	290,000	48,803	8,771	232,426	162,630	1.429	5.73	Small
140-030-400-017-00	5/29/2021	320,000	48,369	7,386	264,245	163,206	1.619	7.86	
140-034-300-055-00	4/23/2021	229,900	55,159		174,741	106,731	1.637	10.00	
150-003-300-020-00	1/12/2022	317,000	65,202	9,280	242,518	163,914	1.480	10.00	
150-005-300-092-00	10/26/2020	289,900	47,158	19,909	222,833	214,690	1.038	2.87	small
150-009-200-025-05	2/26/2021	730,000	52,907	29,202	647,891	454,721	1.425	4.17	multi
150-010-300-041-00	1/8/2021	120,000	54,097		65,903	129,450	0.509	7.50	parcel
150-016-100-047-05	4/30/2021	420,000	101,811	18,629	299,560	205,521	1.458	11.27	
150-017-400-010-08	3/11/2022	170,000	51,461		118,539	100,385	1.181	3.80	Small
150-020-200-030-00	2/11/2022	290,000	47,463	14,399	228,138	108,943	2.094	3.02	small
150-022-400-008-00	11/29/2021	220,000	138,145	5,600	76,255	196,685	0.388	25.08	
150-023-200-022-00	11/9/2020	236,000	86,701	16,158	133,141	113,645	1.172	3.90	small
150-025-100-005-00	6/4/2021	285,000	50,932		234,068	211,053	1.109	3.50	small
150-025-100-095-00	6/15/2021	150,000	96,684	3,989	49,327	98,920	0.499	7.00	
150-026-100-030-00	10/21/2021	290,000	62,422	3,608	223,970	156,479	1.431	5.00	
150-026-200-030-05	8/10/2020	727,500	309,314	43,728	374,458	786,546	0.476	46.50	
150-031-400-035-01	5/29/2020	374,900	62,862	15,455	296,583	204,910	1.447	3.00	multi
150-032-300-021-00	11/25/2020	250,000	54,155		195,845	130,498	1.501	6.45	parcel
150-032-300-029-00	3/24/2022	605,000	159,250	30,355	415,395	307,221	1.352	10.09	
		<b>Adj Sale</b>	<b>Land</b>	<b>Ag</b>	<b>Bldg</b>	<b>Manual</b>		<b># of</b>	
	<b>Parcel No.</b>	<b>Sale Date</b>	<b>Price</b>	<b>Value</b>	<b>Bldgs</b>	<b>Residual</b>	<b>Cost</b>	<b>ECF</b>	<b>Acres</b>
010-003-300-030-00	6/24/2021	290,000	70,959		219,041	164,923	1.328	5.89	
130-026-100-020-00	12/2/2020	199,000	55,068	2,549	141,383	106,612	1.326	10.00	
070-026-100-055-00	7/21/2020	100,000	43,943		56,057	92,899	0.603	5.00	
010-003-300-040-02	8/20/2020	333,000	57,815	20,904	254,281	294,366	0.864	3.47	small
010-009-400-010-01	11/24/2021	379,900	57,704		322,196	285,435	1.129	3.20	small
050-007-200-066-00	10/15/2020	640,400	59,204	7,376	573,820	554,493	1.035	3.91	small
050-016-300-062-00	6/28/2021	335,000	82,888		252,112	214,705	1.174	3.67	small
050-017-400-071-00	12/20/2021	249,000	58,700		190,300	184,402	1.032	3.01	small
130-026-300-023-00	6/23/2020	287,500	33,546		253,954	234,666	1.082	3.16	small
070-014-100-025-00	7/9/2021	230,000	45,422		184,578	159,869	1.155	3.50	small
130-034-200-010-03	7/13/2020	278,000	36,410	10,163	231,427	223,268	1.037	3.55	small
140-014-400-014-00	7/29/2020	300,000	32,137		267,863	260,208	1.029	3.29	small
140-030-400-019-00	10/25/2021	280,000	39,965		240,035	210,450	1.141	3.16	small
010-025-300-030-51	12/4/2021	400,000	118,471	3,906	277,623	403,104	0.689	13.52	